96-98 HARVEY LANE, HEARTSEASE, NORWICH, NR7 0AQ

PROMINENT RETAIL PREMISES

- Prominent position on Heartsease roundabout
- To be refurbished
- Suitable for a variety of uses s.t.p
- Ample parking available

TO LET RENT ON APPLICATION | 143.07 sq m (1,540 sq ft)

Anna Smith
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BROWN&CO

Property and Business Consultants
brown-co.com

Location
The property is located prominently on the Heartsease roundabout in Norwich, approximately 3 miles east of Norwich City Centre. It is situated facing the ring road at its junction with Plumstead Road and Harvey Lane.

The area provides national retailers including Tesco, Dominos, Aldi and Papa Johns Pizza.

Description
The property comprises a ground floor open retail area with meeting rooms, safe room, staff rooms and storage.

There is parking to the front and the rear of the property. The property was previously occupied by a bank but would be suitable for a number of uses subject to planning.

Accommodation
The property provides the following gross internal floor area.

Description	sq m	sq ft
Ground floor	143.07	1,540
Total GIA	**143.07**	**1,540**

Services
We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

We understand the property is connected to mains water, drainage and electricity.

Business Rates
Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Offices & premises
Rateable Value	£30,250
Rates payable for 2025/2026	£15,095

Rent
Rent on application. Please contact the agent for further information.

Terms
The premises are available to let on a full repairing and insuring basis for a number of years to be agreed.

Legal Costs
Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating
The property has an EPC rating of C(69).

VAT
It is understood that VAT is applicable.

Viewing & Further Information
Strictly by appointment with the sole letting agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

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